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March 4, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**RESOLUTION AND NOTICE OF INTENTION TO AUCTION COUNTY SURPLUS  
REAL PROPERTY - PEREZ PLACE, CITY OF INDUSTRY  
(FIRST) (4 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the County has no present or future need for the property located in the City of Industry, as shown on the attached map and legally described in "Exhibit A" attached to the Resolution and Notice of Intention, and adopt the Resolution setting a date for the public auction.
2. Find that the sale of the property is categorically exempt under the California Environmental Quality Act (CEQA) guidelines.
3. Instruct the Executive Officer/Clerk of the Board to cause publication of the Resolution and Notice of Intention in accordance with Section 25528 of the Government Code.

**IT IS RECOMMENDED THAT, AFTER THE PUBLIC AUCTION, YOUR BOARD:**

1. Approve the sale of the County's right, title and interest to the successful bidder(s), and instruct the Chair to approve and execute the deed when prepared and approved as to form by County Counsel.

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2. Authorize the Chief Administrative Office (CAO) to execute all documents necessary to complete the transaction upon approval of those documents as to form by County Counsel.
3. Instruct the Auditor-Controller to deposit the net proceeds into the Asset Development Implementation Fund.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to offer at public auction County-owned real property considered surplus to the present and future needs of the County and the City of Industry. The construction of Perez Place in and across this County property provided access to the Department of Parks and Recreation maintenance facility on the westerly side of the 605 Freeway. Upon dedication of this portion of Perez Place as a public road, the Department of Parks and Recreation determined the property to be surplus to its needs.

#### **FISCAL IMPACT/FINANCING**

It has been determined by an independent appraisal firm and confirmed by the staff of the CAO that the property has a fair market minimum bid value of \$143,000. The property will be sold for all cash payable at the time of the auction.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

This property, as shown on the attached map was originally deeded by the State Department of Transportation to the County in conjunction with the construction of the 605 Freeway subject to a 24-foot-wide road easement to the County Flood Control District.

In 1985, this road easement area was improved as a 60-foot-wide paved street by the County as a continuation of Perez Place to provide access to the County Parks and Recreation Maintenance Yard facility and to those privately owned properties located on the westerly side of the freeway.

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This portion of Perez Place was recorded as an easement for public road and highway purposes to the City of Industry on December 24, 2002.

This road widening resulted in two vacant, irregularly shaped triangular severance parcels containing approximately 12,085 and 4,406 square feet respectively.

The City of Industry has indicated that sale of this property conforms with the City's General Plan in accordance with Government Code Section 65402.

The sale of this property by the County is authorized by California Government Code Section 25520 to 25538 inclusive.

County Counsel has reviewed this proposed transaction and approved all documents as to form.

#### **ENVIRONMENTAL DOCUMENTATION**

The recommended action is categorically exempt under Class 12 of the State CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

#### **IMPACT ON CURRENT SERVICES**

The sale of this property will have no impact on current County services since the existing street has been dedicated for continued public access to those properties on the westerly side of the 605 Freeway.

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### **CONCLUSION**

The Executive Officer/Board of Supervisors is requested to return to the CAO Real Estate Division one stamped copy of the adopted Board letter, a copy of the published Notice of Intention, and the original of those documents attached herewith upon execution by the Chair.

Respectfully submitted,

DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:SNY  
CWW:GM:cc

Attachments (3)

c: County Counsel  
Assessor  
Auditor-Controller  
Department of Parks & Recreation

PerezPlace.b



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**  
REAL ESTATE DIVISION

222 South Hill Street, 3<sup>rd</sup> Floor • Los Angeles, California 90012  
(213) 974-4300  
<http://cao.co.la.ca.us>

DAVID E. JANSSEN  
Chief Administrative Officer

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE BRATHWAITE BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

April 4, 2003

To: Violet Varona-Lukens, Executive Officer  
Board of Supervisors

From: Chuck W. West, CCIM, Esq.  
Director of Real Estate

**REQUEST TO CANCEL SCHEDULED AUCTION PEREZ PLACE, CITY OF INDUSTRY**

On March 4, 2003 under synopsis no. 22 the Board of Supervisors approved an auction of the subject surplus real property. Pursuant to the Board's instructions, the Executive Office scheduled the auction for April 22, 2003 and published the required public notifications. Subsequent to the Board's consideration of this matter, the City of Industry notified the Chief Administrative Office (CAO) of its desire to purchase the property for the fair market value. Whereas Section 25365 of the Government Code provides the County the ability to sell real property directly to another government entity, the CAO hereby requests that the auction be cancelled and that any bids received be rejected.

In the event the City does not timely fulfill its commitment to purchase the property, the CAO will notify you of such and request that the Board instructions of March 4, 2003 be consummated.

The CAO will initiate the process to gain Board approval for the direct sale of the subject property and your office will be notified of the specifics in the near future. In the meantime, if you have any questions regarding this request, please contact Carlos Brea of my staff at (213) 974-4200.

CWW:CB  
CK:cc

c: Carrie Sutkin, First District

RequestCancelAuctionPerezPlaceCofI.m